

A wide, shallow river or estuary with a dense forest in the background. The foreground is dominated by a large, grassy island or peninsula. The water is calm and reflects the overcast sky. The background shows a thick line of evergreen trees, likely a forest. The overall scene is a natural, coastal landscape.

Land Transactions

February 7 & 8, 2014

Acquisition Steps

Scoping
and Need

Evaluation and
Prioritization

Land
Transaction

Integrating
Ownership

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Land Transaction Stages

- Appraisal
- Appraisal Review
- Negotiations
- Purchase Option
- Fish and Wildlife Commission Approval *
- Close

Land Transaction Appraisal

- Appraisal Required by RCW 8.26.180
 - “(2) Real property shall be appraised before the initiation of negotiations ...”
 - “(3) The acquiring agency shall provide the owner of real property to be acquired with a written statement of ... the amount it established as just compensation.”

Land Transaction Appraisal

- Appraisal Standards
 - Determined by funding source
 - State funds require the Uniform Standards of Professional Appraisal Practice, referred to as USPAP
 - Federal funds require Uniform Standards for Federal Land Acquisition, referred to as “yellow book”

Land Transaction Appraisal

- Independent Fee Appraisers
- Appraisal Review
 - Reviewed for compliance with appraisal standards
 - WDFW Chief Appraiser Shawn Kyes, MAI
 - Federal funds also require federal review
- Just Compensation Established – Negotiations Begin

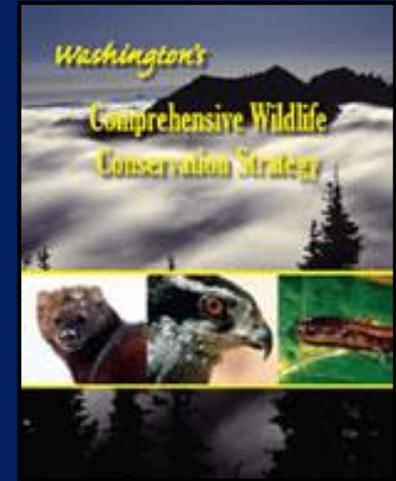
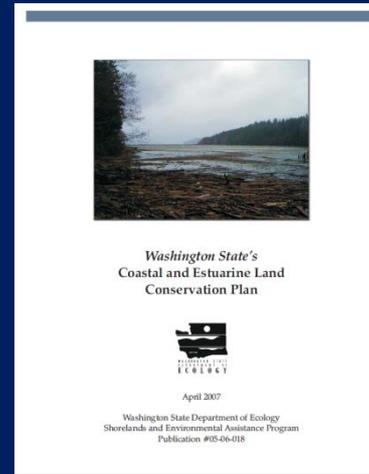
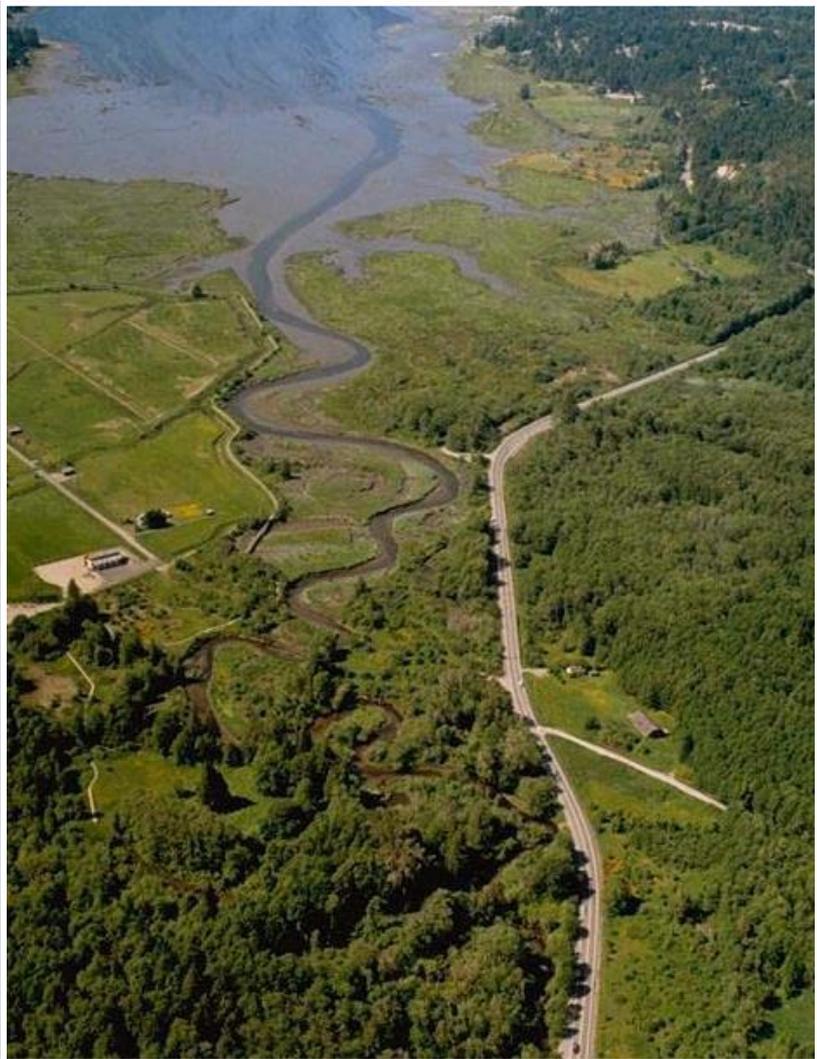
Martin Property Mason County

Project Location

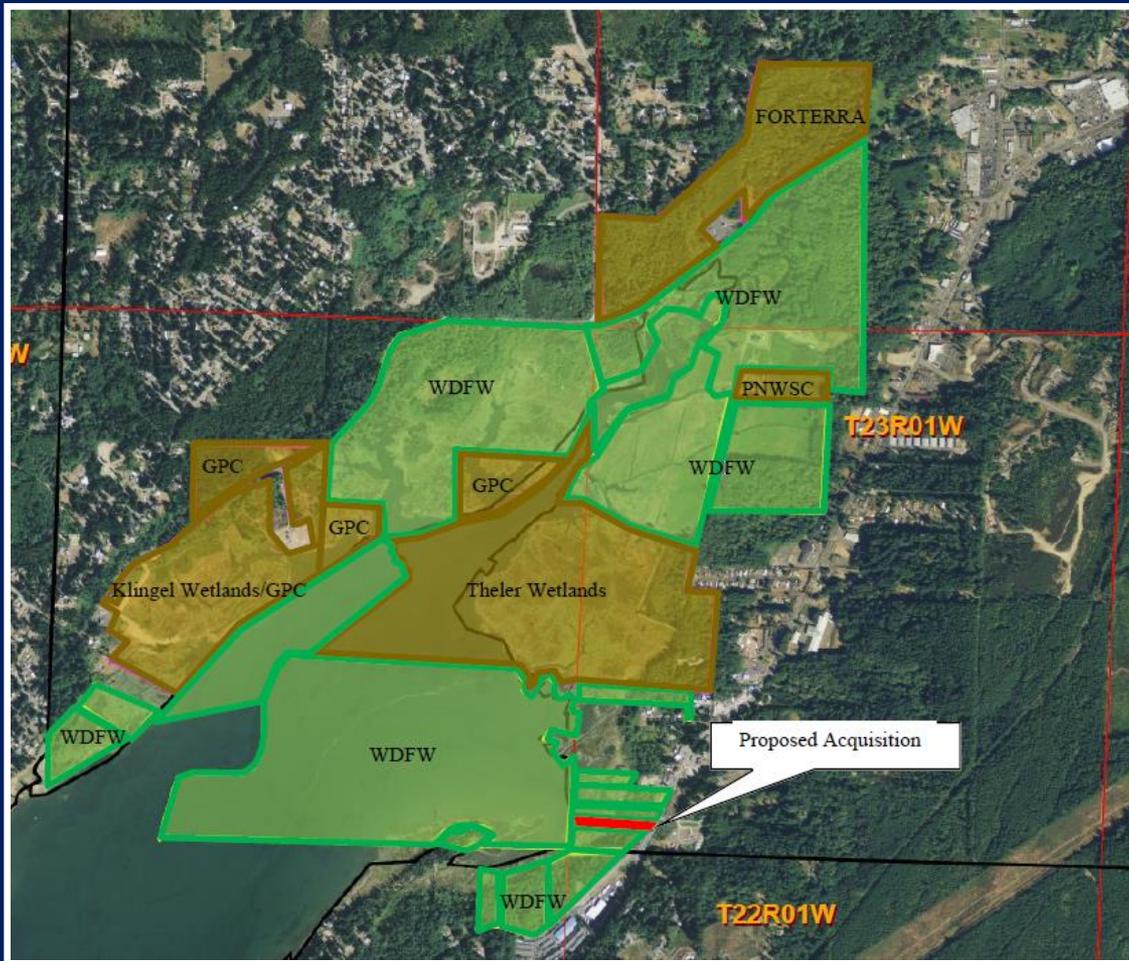
WDFW Lands 20/20



Martin Property Mason County



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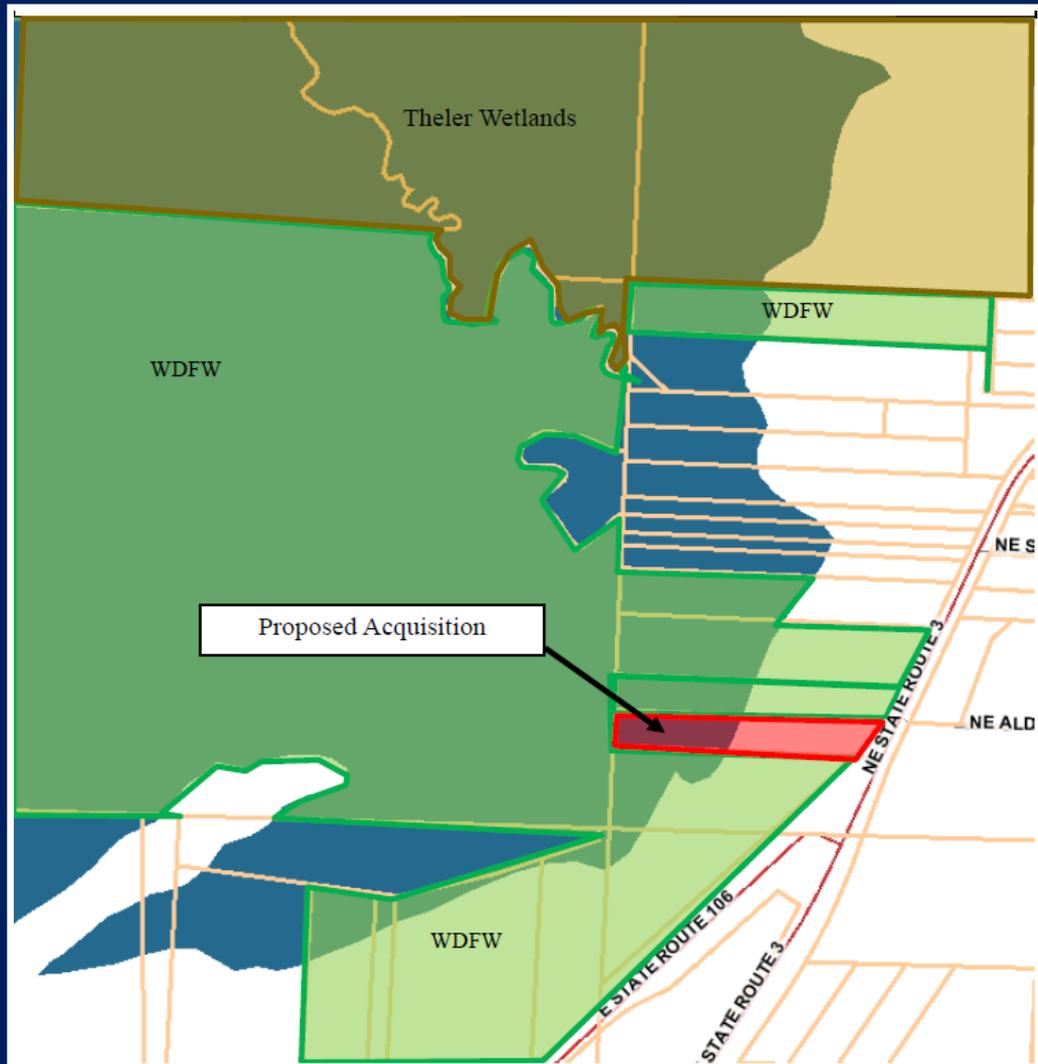
- Partnership Project
- Forterra
- Pacific Northwest Salmon Center
- North Mason School Theyler Wetlands
- Great Peninsula Conservancy
- Hood Canal Coordinating Council

Martin Property Mason County

Lynch Cove supports over 15,000 wintering waterfowl, five species of salmon including summer chum and Chinook.



Martin Property Mason County



- Fronts on State Highway 3
- Planned Parking Development
- Access for Waterfowl Hunting

Martin Property Mason County



- Union River Unit, South Puget Sound Wildlife Area
- Annual operating Cost Estimated at \$500
- Purchase Funded by the Washington Wildlife and Recreation Program



PUBLIC COMMENT

Land Transactions

- **February 7 & 8, 2014**